



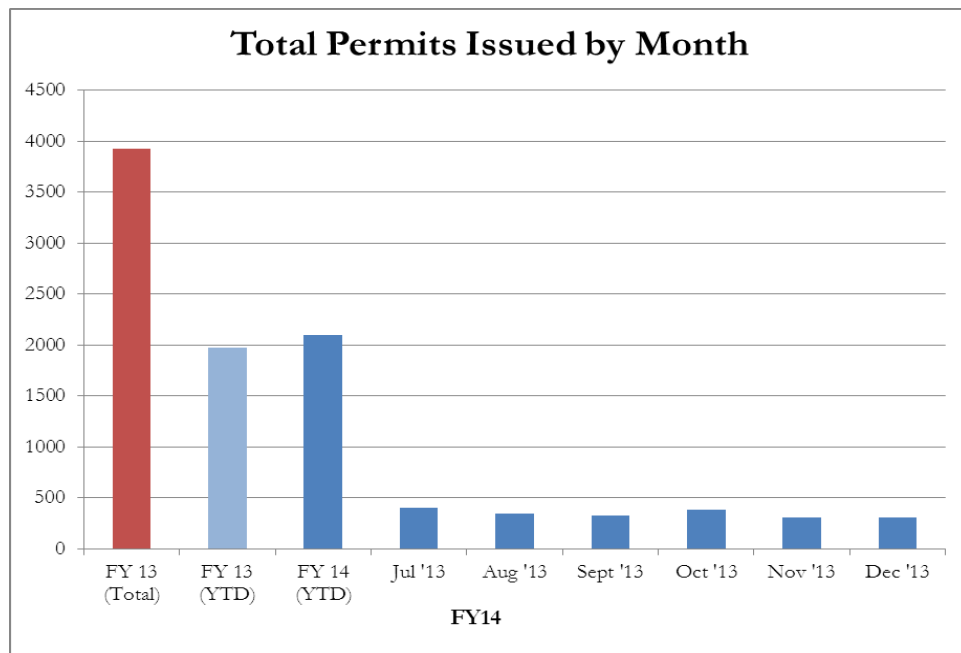
Community Planning and Development Services

Monthly Activity Report (through December 2013)

Building Permits

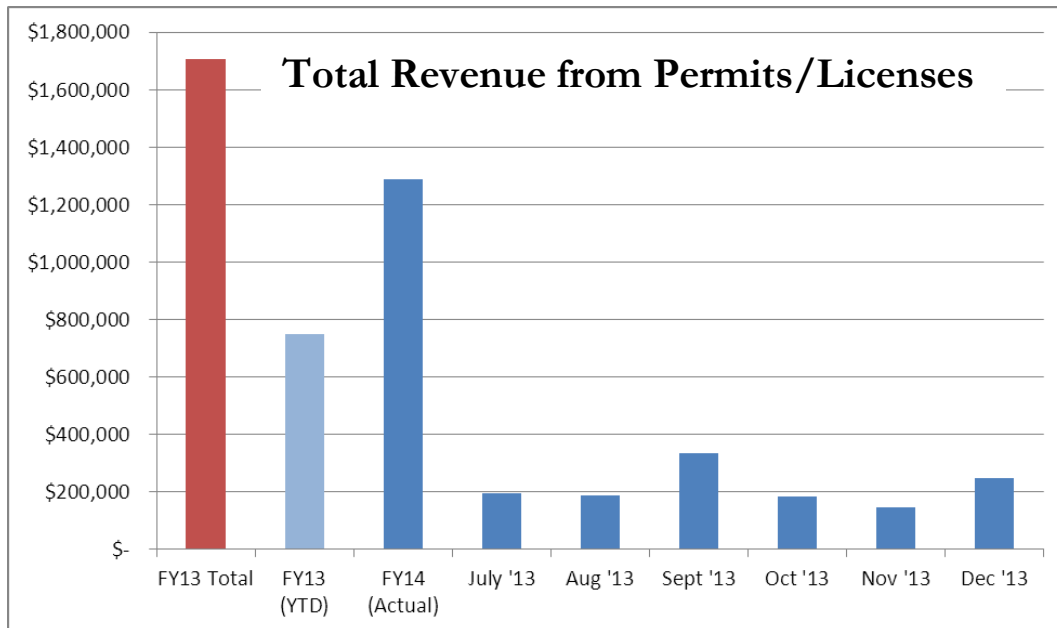
Through the first half of the fiscal year, the City has issued slightly more permits when compared with the first half of last year.

	FY 13 (Total)	FY 13 (YTD)	FY 14 (YTD)	Fiscal Year 2014 to date					
				Jul '13	Aug '13	Sept '13	Oct '13	Nov '13	Dec '13
Building Permits									
Residential/Commercial	791	424	438	97	76	86	84	49	46
Single-family	20	10	3	1	1	0	0	0	1
Demolition	10	4	5	2	0	0	1	2	0
Fire Protection	346	172	233	44	41	38	42	29	39
Mechanical, Electrical, Plumbing	2515	1240	1313	245	219	193	245	217	194
Occupancy									
Residential/Commercial	225	111	102	18	13	16	16	13	26
Single-family	23	13	6	0	1	0	1	0	4
Total Permits Issued by Type	3930	1974	2100	407	351	333	389	310	310

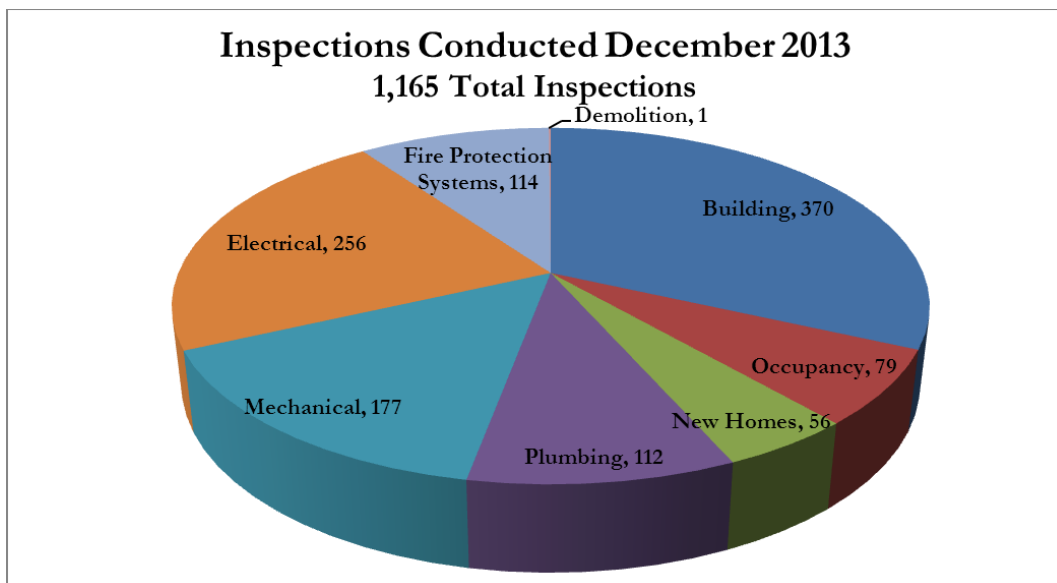


Revenue from Permits

The amount of revenue generated from permits through the first half of the year is significantly higher than what was collected at this point last year. Several large projects were permitted in the first half which contributed to the increase (Duball, Silverwood Apartments and Meso Scale Diagnostics).

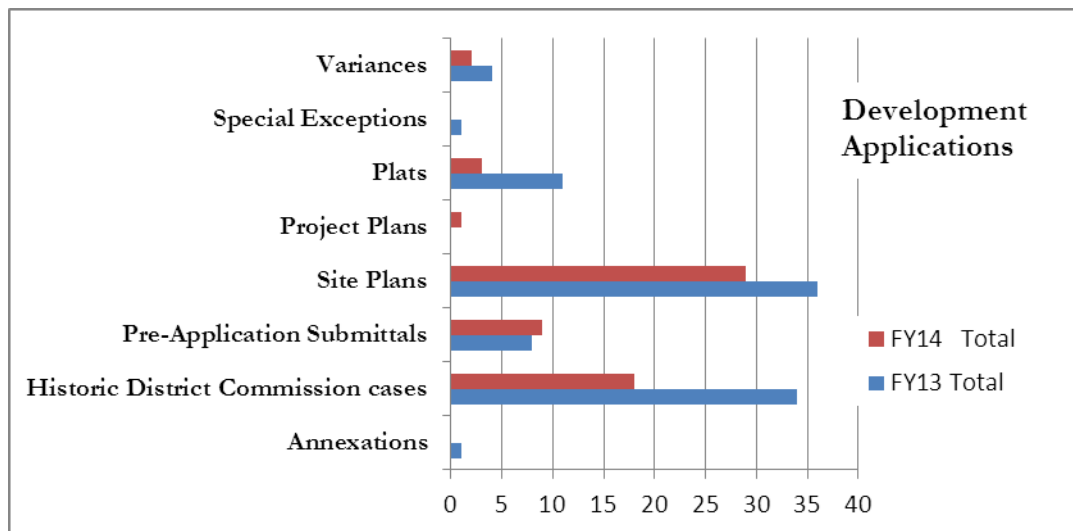


Inspections



Development Review Cases

	FY13 Total	FY14 YTD
Annexations	1	0
Historic District Commission cases	34	18
Pre-Application Submittals	8	9
Site Plans	36	29
Project Plans	0	1
Plats	11	3
Special Exceptions	1	0
Variances	4	2
Total	95	62



Zoning Enforcement

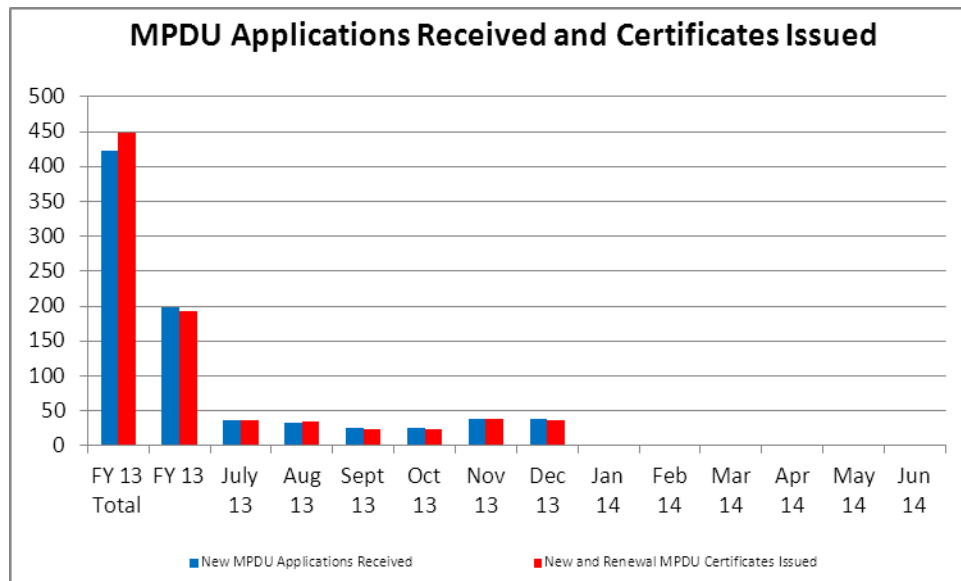
	FY 2013 Total	FY 2014 Total	December 2013
Zoning Violations	67	24	2

Sign Permit Applications

	FY 2013 Total	FY 2014 Total	December 2013
Sign Permit Applications	223	132	19
Sign Permits Issued	239	102	9
Sign Review Board Cases	5	2	1

Housing and Community Development Block Grant

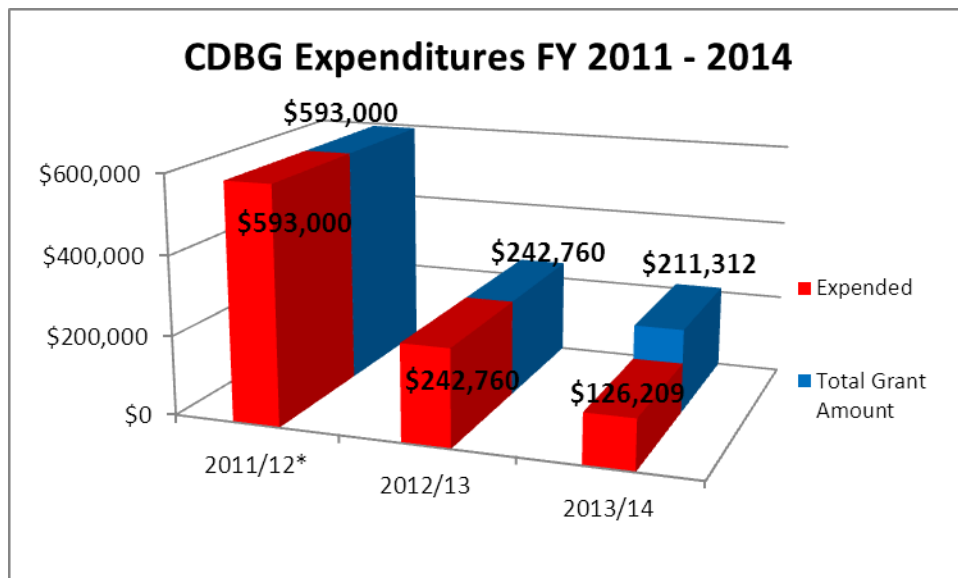
Moderately Priced Dwelling Units



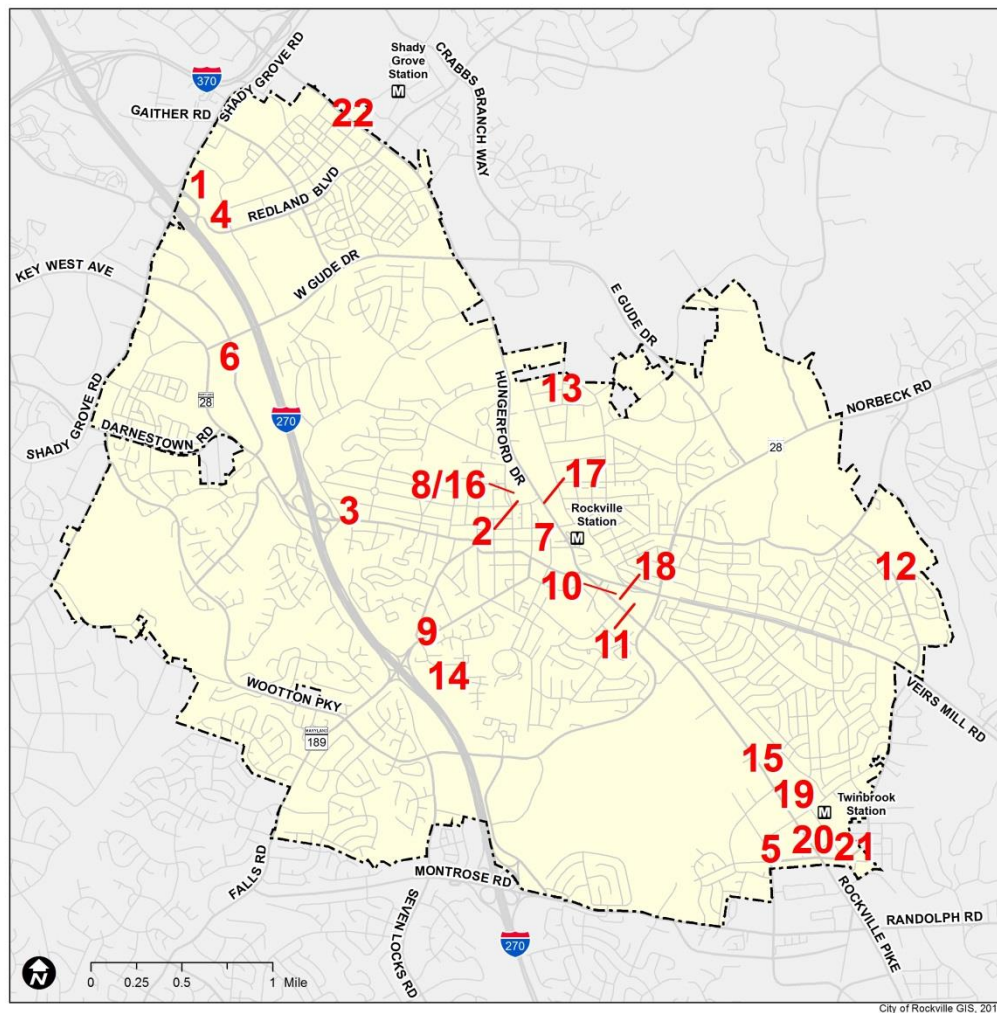
* Low and moderate income households apply to the City to be income-qualified for Rockville's MPDUs; receiving a certificate does not guarantee a MPDU will be available.

Community Development Block Grant (CDBG)

- Three single-family rehabilitation projects have been completed under the Year 38 contract and three additional projects are underway.
- The FY14/Year 39 contract has been executed with Montgomery County.



Major Development Review Projects around the City



Note: View an interactive map of these projects online at www.rockvillemd.gov/developmentwatch

Pre-Application Submittals

The following is a list of pre-application meeting (PAM) applications submitted to CPDS that are currently under review. Pre-applications are required for certain projects prior to a full development application. When a pre-application has been approved and a formal application has been submitted for a project, it will be listed under Applications In Process. There are occasions where projects do not proceed beyond the pre-application process. Only major project applications are listed.

1. **5 Choke Cherry Road (Upper Rock District):** Proposed Amendment to PDP2004-00007 to allow modifications to the development plan for Blocks B, C and D. File #: PAM2014-00063
2. **255 North Washington Street:** Pre-application for a proposed mixed use development with 280 dwelling units and 6,200 square feet of retail space. File # PAM2014-00070
3. **727 W. Montgomery Avenue (Seventh Day Adventists Church):** Pre-application submittal for a proposed parking lot expansion. File #: PAM2011-00049
4. **900 and 901 King Farm Boulevard (King Farm townhouses):** Proposed development of 140 townhouse units. File #: PAM2014-00064
5. **1626 East Jefferson Street (Crest II):** Pre-application submittal for a proposed Multi-Family Development. File # PAM2014-00066
6. **Research Boulevard and Gude Drive (Key West Center at Falls Grove):** Proposed development of two medical office buildings and ancillary retail uses at the southwest corner of Research Boulevard and Gude Drive (property address not yet assigned). File #: PAM2014-00069

Applications In Process

The following is a list of development review applications submitted to CPDS that are currently under review. The application status is updated as the application moves through the development review process. Once an application is acted upon by its final Approving Authority, it will be moved to the list of Completed Applications. Approved projects then generally continue to the building permitting and inspection phase for construction. Only major project applications are listed.

7. **198 E. Montgomery Avenue (Duball Rockville):** Project Plan application for a proposed amendment to PDP1994-0001E to allow for the addition of 178 dwelling units to Block 2 and application of a currently approved non-residential parking waiver to the residential uses. File #: PJT2014-00003
8. **285 N. Washington Street (Brightview, Rockville Town Square):** Site Plan application for the proposed development of a 195-unit rental community for independent senior living and for assisted living with street level retail. File #: STP2014-00189
9. **626 & 628 Great Falls Road (Chinese Jehovah's Witnesses):** Proposed development of a new Place of Worship. File #: STP2012-00114
10. **702 Rockville Pike (Enterprise Rent-a-Car):** Proposed use of an existing building for a Rental Car Facility and development of a 1,356 square foot carwash to be located behind the rental facility. File #: STP2014-00184
11. **750 Rockville Pike (Centra Care Urgent Care):** Proposed development of an Urgent Care Medical Facility. File #: STP2014-00185
12. **751 Twinbrook Parkway (Children's Resource Center):** Proposed development of a 44,000 square foot office building. File #: STP2014-00194
13. **900 Westmore Avenue (Church of God Iglesia de Dios of Rockville):** Proposed demolition of an existing church, construction of a new church with additional on-site parking and pedestrian walkways. File #: STP2014-00193
14. **1235 Potomac Valley Road (Potomac Valley Nursing Home):** Proposed site modifications including expansion of on-site parking. File #: STP2013-00164.
15. **1450 Rockville Pike (BMW of Rockville):** Proposed consolidation and expansion of the service facility and structured parking. File #: STP2013-00165

Recently Completed Applications

The following is a list of applications submitted to CPDS that have been reviewed and either recently approved or denied by the designated Approving Authority. Applications will be removed from this list once their construction is complete or finalized. Only major project applications are listed.

16. **275 N. Washington Street (former Giant Site):** Level 1 Site Plan submittal for the development of a 2-story building with a Bank, Office and Retail use. Approved June 21, 2013. File #: STP2013-00145
17. **369 Hungerford Drive (PNC Bank):** Level 1 Site Application for a Proposed Bank Facility with a Drive-Through. Approved November 11, 2012. File #: STP2013-000135
18. **718 Rockville Pike (Patient First Medical Center):** Major Site Plan Amendment for a new medical office building and change of use to an existing building on-site to allow a restaurant use. Approved September 11, 2013. File#: STP2013-00162
19. **1592 Rockville Pike (Twinbrook Metroplace):** Project Plan for a new mixed-use development comprised of approximately 286,000 square feet of office, retail, restaurant and health club use, a 200-room hotel and 792 multi-family residential units *and* Site Application implementing Phase I of the approved Project Plan for Twinbrook Metroplace. Approved April 16, 2012 *and* March 13, 2013. File #: PJT2012-00002 *and* STP2013-00140
20. **1800 Rockville Pike (Twinbrook West):** Site Plan for a new mixed-use development comprised of approximately 100,000 square feet of retail and restaurant use and 356 multi-family residential units. Approved March 28, 2012. File #: STP2012-00101
21. **1900 Chapman Avenue (former Syms Site):** A proposed mixed-use development with 667 multi-family residential units and approximately 5,000 square feet of non-residential use. Approved August 8, 2012. File #: STP2012-00112
22. **15955 Frederick Road (Silverwood/Shady Grove, LLC):** Development of a five-story, 417-unit multi-family residential project on property approved for annexation to the City of Rockville. Approved October 26, 2011. File #: STP2011-00091 *and* ANX2010-00139